

Issued: June 16, 2015

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, MAY 20, 2015
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: Jared Grise; Commissioners: Don Neville; Thomas Foley, Lisa Sadinsky; Brian Pudlik, ZEO and Secretary to ZBA

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, May 20, 2015 at 7:00 p.m., to hear and act on the following petitions:

NEW BUSINESS:

#15-15 143 Montclair Drive: Petition of D. Henkel requesting a variance to section 177-20 (D) of the zoning ordinances; Obstructions in yards. Requesting a ten (10) foot variance to the 40 foot Building Line for a +/- 48 square foot section of a new proposed one-story open front porch per plans on file.
R-6 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The change in the location of the building line mid-way through the property creates an unusual condition, which if followed, would have resulted in an inferior project.**

VOTE: 4-0; Voting in favor were Commissioners: Grise, Neville, Foley and Sadinsky.

Opposed- 0 Petition unanimously approved.

#16-15 53 Kingswood Road: Petition of L. Valle requesting a variance to section 177-20 of zoning ordinances; Obstructions in Yards. Requesting a +/- ten (10) inch variance to the four (4) foot side yard setback for the construction of a new one-story addition per plans on file.
RM-3R Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7555 FAX: (860) 561-7504
www.west-hartford.com

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Commissioner Neville made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The fact that the home is not parallel to the lot lines creates a unique condition.**

VOTE: 4-0; Voting in favor were Commissioners: Grise, Neville, Foley and Sadinsky.

Opposed- 0 Petition unanimously approved.

#17-15 737 Farmington Avenue: Petition of R. Gilmartin requesting a Special Exception in order to maintain a customary home occupation (counselling practice) as an accessory to the residence per Section 177-49 of the zoning ordinances, for a period of one (1) year, per plan on file.
RM-1 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Foley. The Board made its decision to grant the petition with the following conditions:

1. **This permission is granted for a period of one (1) year. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.**
2. **The hours of operation shall be:**
Monday - Friday 10:00a.m. to 7:00p.m.
Sunday Occasional afternoons
3. **Limited to 2-7 clients per day, per therapist with no overlap**
4. **No on-street parking in permitted**
5. **The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**

VOTE: 4-0 Voting in favor were Commissioners Grise, Foley, Neville and Sadinsky

Petition Unanimously Approved.

18-15 631 New Park Avenue: Petition of Butler Equipment, LLC requesting location approval for a dealer/repairer license, for a period of one (1) year, per plans on file.
IG/TND Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the meeting, the following action was taken:

Commissioner Foley made a motion to grant the petition, second by Commissioner Neville. The Board made its decision to grant the petition with the following conditions:

1. This approval is granted for a period of (1) one year. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be:

Monday-Friday:	Sales: 8:30 a.m. - 7:00 p.m.	Repairs: 7:00 a.m. – 7:00 p.m.
Saturday:	Sales: 8:30 a.m. - 5:00 p.m.	Repairs: 7:00 a.m. – 3:00 p.m.
Sunday:	Sales: 9:00 a.m. - 2:00 p.m.	Repairs: 9:00 a.m. – 2:00 p.m.
3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
4. No junk vehicles shall be stored outside the building.
5. No discarded parts shall be kept outside the building.

VOTE: 4-0 Voting in favor were Commissioners Foley, Grise, Neville and Sadinsky
 Opposed - 0

Petition Unanimously approved

Regular meeting of the Zoning Board of Appeals following the presentation of petitions:

1. Discussion and vote on each petition
2. Approval of minutes
 - a. Minutes of the regular meeting held Wednesday, April 15, 2015.
 Motion to approve. Motion/Grise; Second/Foley; unanimously approved. VOTE: 4-0.
3. Election of ZBA Officers for 2015 (postponed from April 15th ZBA meeting)
 Motion to postpone. Motion/Neville; Second/Foley; unanimously approved. VOTE: 4-0.
- Adjournment 7:40 p.m.
 Motion to approve. Motion/Neville; Second/Foley; unanimously approved. VOTE: 4-0.